097.0	0002	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,616,500	/	1,616,500
USE VALUE:	1,616,500	/	1,616,500
ASSESSED:	1,616,500	/	1,616,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YI SHUJIAN
Owner 2:	QIAO LIN
Owner 3:	
Street 1:	8 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MULOT REGIS & -
Owner 2:	UGER EDITH -
Street 1:	8 WINCHESTER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 13,588 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Clapboard Exterior and 4304 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13588.000	1,037,100		579,400	1,616,500
Total Card	0.312	1,037,100		579,400	1,616,500
Total Parcel	0.312	1,037,100		579,400	1,616,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.58 | /Parcel: 375.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 097.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,036,800	0	13,588.	579,300	1,616,100	1,616,100	Year End Roll	12/18/2019
2019	101	FV	770,900	0	13,588.	579,300	1,350,200	1,350,200	Year End Roll	1/3/2019
2018	101	FV	770,900	0	13,588.	496,600	1,267,500	1,267,500	Year End Roll	12/20/2017
2017	101	FV	770,900	0	13,588.	463,500	1,234,400	1,234,400	Year End Roll	1/3/2017
2016	101	FV	770,900	0	13,588.	397,300	1,168,200	1,168,200	Year End	1/4/2016
2015	101	FV	739,900	0	13,588.	355,900	1,095,800	1,095,800	Year End Roll	12/11/2014
2014	101	FV	522,900	5600	13,588.	329,400	857,900	857,900	Year End Roll	12/16/2013
2013	101	FV	411,400	5600	25,599.	437,200	854,200	854,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7913

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULOT REGIS &,	70940-136		4/30/2018		1,650,000	No	No		Formerly 74 Old Mystic St
DOLAN DAVID D &	63544-61		4/29/2014		1,300,000	No	No		Formerly 74 Old Mystic
WILLIAMS EARLE	60420-322		11/5/2012	Mult Lots	839,000	No	No		
	9821-141		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/25/2013	113	Addition	195,000	C				Addition of 2 car
11/9/2012	1469	Foundati	25,000	C				Foundation for two

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
5/14/2015	SQ Returned	MM	Mary M
4/8/2014	Measured	PC	PHIL C
7/2/2013	Meas/Inspect	JBS	JOHN S
5/22/2013	Info Fm Plan	BR	B Rossignol
2/13/2009	Meas/Inspect	189	PATRIOT
10/31/2000	Hearing Chag	189	PATRIOT
10/18/1999	Meas/Inspect	264	PATRIOT
8/5/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13588		Sq. Ft.	Site		0	70.	0.61	4									579,352						579,400	

Total AC/HA: 0.31194 | Total SF/SM: 13588 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 579,352 | Spl Credit | Total: 579,400

PRINT

Date	Time
12/10/20	22:30:47

LAST REV

Date	Time
04/17/19	12:56:14

jorourke

User Acct: 63371
GIS Ref:
GIS Ref:
Insp Date: 04/08/14

!7913!

USER DEFINED

Prior Id # 1:	63371
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.90264678
Const Adj.:	1.04019594
Adj $ / SQ:	117.366
Other Features:	157508
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1087147
Depreciation:	50009
Depreciated Total:	1037138

COMMENTS

OF=SINK IN BMT. SEPTIC TANK. ACCESS FROM GAR VERY DIFFICULT W/MANY STAIRS.. FORMERLY 74 OLD MYSTIC ST..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	5	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	15	5	M
Totals			
1	15	5	

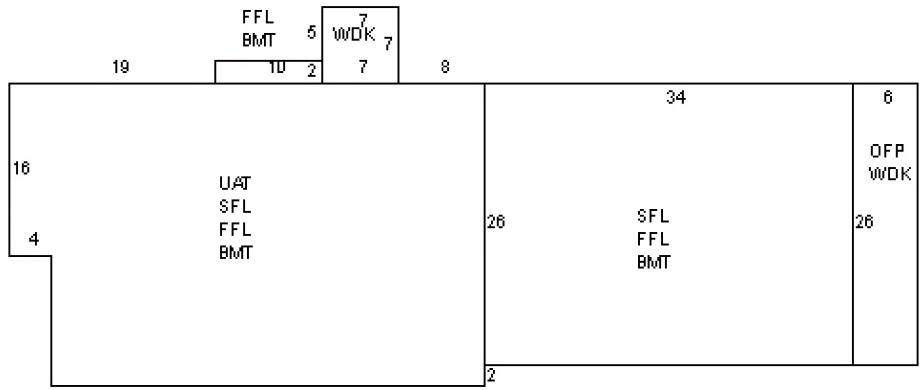
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	171.35
Special Features:	0	Val/Su Net:	150.28
Final Total:	1037100	Val/Su SzAd	249.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,088	35.210	73,518
FFL	First Floor	2,088	117.370	245,061
SFL	Second Floor	2,068	117.370	242,713
UAT	Upper Attic	296	64.550	19,107
WDK	Deck	205	11.320	2,320
OFP	Open Porch	156	28.170	4,394

Net Sketched Area:	6,901			Total:	587,113
Size Ad	4156	Gross Are	7789	FinArea	4304

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 097.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	